

**ATTACHMENT #2: PLAN IMPLEMENTATION AND PROCEDURES
CRITICAL AREAS STUDY
Land Use Goal 6:**

The City and County will identify existing undeveloped areas within the Urban Service Area that are expected to undergo rapid development on a large scale. Planning guidelines will be developed for these areas on a systematic basis, with the planning implementation mechanism being dependent upon the size of the undeveloped area. By planning for undeveloped areas in a comprehensive manner, a mixture of integrated uses may be provided that are predominantly self-supporting, rather than predominantly dependent on public funding for additional infrastructure, and place a greater emphasis on pedestrian mobility and transportation alternatives. Nothing in this section shall negate the requirement for developments of regional impact to comply with Chapter 380 F.S.

TARGET PLANNING AREAS

Objective 6.1: [Land Use Element]

Undeveloped areas within the Urban Service Area that, as of June 28, 1995, are predominantly in the same ownership, including contiguous parcels under the same ownership or control, and between 200 and 1,000 acres shall be defined as Target Planning Areas. These Target Planning Areas shall require, prior to subdivision or development, a PUD, subject to Type D review and final PUD as specified in the Zoning Code, which identifies the specific criteria for development with the Target Planning Area. To provide for a more self-supporting development pattern that is less oriented to the use of automobiles, each PUD shall include at least four different land uses that are integrated with each other, as well as with the unique characteristics of the Targeted Planning Area. All PUDs shall be consistent with the Comprehensive Plan, including the requirements for the underlying land use category. Where the underlying land use would not allow for the proposed mix of uses, a Plan amendment would be required to designate the area for a land use that would permit the proposed mix of uses.

Policy 6.1.1: [Land Use Element]

PUDs for the Targeted Planning Areas shall be adopted by ordinance as part of the implementing land development regulations and shall identify the following:

- a) Boundary of area subject to Targeted Area Plan;
- b) General depiction of Land Use configurations;
- c) Activities permitted within each land use;
- d) Total dwelling units consistent with phasing population allocations for area;
- e) Total square footage consistent with phased projected needs for area;
- f) Specific requirements that will adequately protect the natural resources of the area;
- g) Access requirements that consider the impacts to the surrounding area, including canopy roads, requires interconnections, and is consistent with existing and future transportation corridors;
- h) Facilities and development requirements to provide for alternative modes of transportation;
- i) How the development will be coordinated with public facility expansions;

- j) How the development will reduce transportation demand by allowing for internal capture through a mixture of uses that includes at least three of the following: residential; commercial; office; and industrial;
- k) How the development will provide for low and moderate income housing;
- l) How the development will provide for the recreational needs of the community; and
- m) How the unique characteristics of the area, including cultural and historic resources and greenways, will be addressed.

Policy 6.1.2: [Land Use Element]

It is the intent of local government to allow timely installation of facilities and infrastructure recognized by the City and/or County Commission as being important for the orderly growth of the community. A portion of a Target Planning Area may be subdivided for sale or donation prior to the submittal of a PUD for the remainder of the Target Planning Area in order to develop schools (prekindergarten through twelfth grade) and/or infrastructure uses, if permitted by the underlying land use category, to serve, primarily, offsite needs. Onsite infrastructure needed primarily for the future development of the Target Planning Area shall not be included as part of the advance development option provided by this policy. This public facility development option shall be implemented using the standard PUD procedures as identified in the Land Development Regulations, but shall not be used to reduce the overall area below the Target Planning Area threshold. The Educational Facilities and types of infrastructure that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Target Planning Area.

Policy 6.1.3: [Land Use Element]

The City or the County may adopt a General Target Area Plan, by ordinance, for a property or properties which meet the definition of a Target Planning Area. A General Target Area Plan shall meet the requirements of Policy [Land Use Element] 6.1.1 and shall allocate land uses their densities and intensities and establish other requirements deemed necessary to protect the public interest. Subsequently, PUDs may be approved for properties or portions of properties governed by a General Target Area Plan if the subsequent PUD conforms to the General Target Area Plan.

Policy 6.1.4: [Land Use Element]

For Target Planning Areas that are split by an interstate highway that limits integration across the entire Target Planning Area, separate Target Area Plans and implementing PUDs may be adopted for each side. Subdivision or development of an area on one side of the interstate shall be dependent upon the prior adoption of a Target Area Plan for that side of the interstate only.

CRITICAL PLANNING AREAS**Objective 6.2: [Land Use Element]**

Undeveloped areas within the Urban Service Area that, as of June 28, 1995, are predominantly in the same ownership, including contiguous parcels under the same ownership or control, and greater than 1,000 acres shall be defined as Critical Planning Areas. Due to the expected impact from the development of these large areas on the surrounding community, these Critical Planning Areas shall require generalized Critical Area Plans, as well as PUD Zoning Districts within the Land Development Regulations. These plans will serve to implement land use decisions based on the unique characteristics of a particular area, including its development impact on the surrounding community, and to provide for a mixture of integrated uses. Future development approval shall be consistent with the Critical Area Plans (CAPs) and PUD Zoning Districts.

Policy 6.2.1: [Land Use Element]

Prior to the development or subdivision of a Critical Planning Area, except as provided in Policy 6.2.4, a Critical Area Plan shall be adopted as part of the Comprehensive Plan to set the general parameters for development within that Critical Planning Area.

Policy 6.2.2: [Land Use Element]

Critical Area Plans shall identify the following:

- a) An identification of preservation and conservation features, as defined in the Comprehensive Plan and a description of how these features will be protected.
- b) A generalized site plan showing the distribution and development phasing of future land uses for the area and the minimum and maximum allowable densities and intensities, total dwelling units, and total square footage.
- c) A transportation plan showing the major transportation network for the area. The plan shall address the issues of capacity maintenance, promotion of mass transit and pedestrian accessibility, and protection of canopy roads, if applicable.
- d) A facilities plan which identifies the type, demand, and general location of needed utilities in relation to existing and scheduled utilities in the areas of the development, as well as the location of proposed schools, parks and open space.
- e) A set of development guidelines that will direct the development of subsequent site specific development projects as part of a PUD. These guidelines shall address, but not be limited to, the interrelationships of uses, energy efficiency, pedestrian access, and crime prevention.
- f) If allowances are to be made for developments that are different than the requirements specified in the Comprehensive Plan, those allowances should be specifically identified.

Policy 6.2.3: [Land Use Element]

Within the Critical Planning Areas, and immediately following the adoption of a Critical Area Plan (CAP), PUD Zoning Districts shall be adopted in phases to include development criteria for each phase of the Critical Area Plan. These Zoning Districts shall identify the location of general land uses, more specific timing requirements for each phase of the CAP, and the development standards for the area. These Zoning Districts shall ensure consistency with the Critical Area Plan and provide for a mixture of integrated uses. Except as provided in Policy 6.2.4., property within a Critical Planning Area may not be subdivided or developed prior to the adoption of a PUD Zoning District as part of the zoning code and land development regulations. To develop or subdivide

within a Critical Planning Area, a developer must submit a site plan for site plan review which is consistent with the CAP and the PUD Zoning Districts.

Policy 6.2.4: [Land Use Element]

The following provisions shall also apply to CAPs:

a) If a property owner wishes to subdivide or develop a portion of a Critical Planning Area before a Critical Area Plan (CAP) and/or PUD Zoning Districts specific to the area are adopted, a PUD, subject to the requirements of Objective 6.1 and its implementing policies, shall be required. This advance development option shall be permitted only once for any individual property owner. This option shall not be utilized by subsequent property owners resulting from the use of this option;

b) Flexibility may also be provided for discreet areas of the Critical Planning Area that are separated by an interstate highway that prevents the integration with the remainder of the Critical Planning. This flexibility shall be dependent on the size of each of these discreet areas as they existed on June 28, 1995, as described below:

i. A property owner may subdivide or develop a portion of the Critical Planning Area before a CAP and/or PUD Zoning Districts specific to the area if that portion is less than 20 acres and isolated from the remainder of the Critical Planning Area due to an interstate highway that prevents integration with the remainder of the Critical Planning Area. For such isolated, contiguous property less than 20 acres, the standard PUD procedures, as specified in the Land Development Regulations, shall be used and no CAP or Target Area Plan shall be required prior to the subdivision or development of that portion;

ii. If the contiguous property on one side of the interstate highway is greater than 1,000 acres, that portion shall follow the Critical Planning Area procedures for development.

iii. If the contiguous property is between 20 and 1,000 acres, the Target Planning Area PUD provisions of Objective 6.1 and its implementing policies shall be used.

c) Within a Critical Planning Area, the size of a PUD that is adopted prior to the adoption of a Critical Area Plan and the PUD Zoning Districts, pursuant to Policy 6.2.4(a)[Land Use Element], shall not exceed 200 acres, including contiguous properties under the same ownership or control;

d) Once a Critical Area Plan is adopted as part of the Comprehensive Plan, and the PUD Zoning Districts are adopted for the relevant phase, site plans of any size and number within that phase may be approved, so long as they are consistent with the Critical Area Plan and PUD Zoning Districts; and

e) It is the intent of local government to allow timely installation of facilities and infrastructure recognized by the City and/or County Commission as being important for the orderly growth of the community. Subdivision of a portion of a Critical Planning Areas for sale or donation to a public or quasi-public entity for the purpose of conservation, preservation, or passive resource based recreation use shall not be contingent upon the adoption of a CAP and PUD Districts, but shall be required to submit a management plan to be approved by the local government in lieu of a PUD or site plan. Subdivision and development of a portion of a Critical Planning Area for sale or donation for the purpose of providing schools (pre-kindergarten through twelfth grade) and/or infrastructure to serve primarily offsite needs shall not, likewise, be contingent upon the adoption of a CAP and PUD-Districts, but shall be required to follow the review procedures for a PUD. Onsite infrastructure needed primarily for the future development of the Critical Planning Area shall not be included as part of the advance development option provided in this paragraph. The educational facilities and types of infrastructure

that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Critical Planning Area. If any of these public acquisitions reduces the remaining acreage of the Critical Planning Area below 1,000 acres, the Target Planning Area provisions shall apply to all remaining acreage.

Policy 6.2.5: [Land Use Element]

No later than the start of the 95-96 budget review, and for each fiscal year thereafter, the City Commission and the Board of County Commissioners shall approve, as part of the annual budget process, a schedule of Critical Area Plans to be developed in that fiscal year. Either local government may amend the annual work plan for its jurisdiction, or undertake additional Critical Area Plans, as long as sufficient resources are provided to avoid any delays to the remaining elements of the work plan.

Policy 6.2.6: [Land Use Element]

All Critical Area Plans as set forth in these objectives and policies shall be performed only by that governmental entity having legal jurisdiction for the areas to be studied. That is, only Leon County shall have the authority to adopt Critical Area Plans for areas in the unincorporated area of Leon County, whether such property is located within or outside of the Urban Services Area boundary. Likewise, only the City of Tallahassee shall have the authority to adopt Critical Area Plans for areas within the city limits, whether such property is located within or outside of the Urban Services Area Boundary. Furthermore, this Policy shall not preclude both local governments from jointly preparing such a plan for subsequent adoption by the governments with jurisdiction.

Policy 6.2.7: [L] (*Effective 6/28/95*)

Targeted Planning Areas and Critical Planning Areas which are to be developed at urban densities and provided with urban services shall be considered appropriate for annexation.

Policy 6.2.8: [L] (*Effective 6/28/95*)

Local government is authorized to adopt land development regulations to implement the above referenced Critical Area Plans, PUD Zoning Districts, and requirements for PUDs and Site Plans.

Policy 6.2.9: [Land Use Element]

In consideration of the final boundaries of the Miccosukee Canopy Road Greenway acquired by the State of Florida, all property adjoining the Testarina Primitive Baptist Church and interior of the Greenway shall be exempted from all requirements associated with the Critical Planning Area.

FUTURE TARGET PLANNING AREAS & CRITICAL PLANNING AREAS

Objective 6.3: [Land Use Element]

As demands from a rapidly increasing population may require the expansion of the Urban Service Area in the future, additional areas will be identified as Targeted Planning Areas and Critical Planning Areas upon their inclusion within the Urban Service Area.

Policy 6.3.1: [Land Use Element]

Upon expansion of the Urban Service Area, properties that meet the definitions for Targeted Planning Areas and Critical Planning Areas shall be designated such as part of the adopted Zoning Map.